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A DECLARATORY RESOLUTION designating an  
"Economic Revitalization Area" under I.C. 6-  
1.1-12.1 for property commonly known as 4021  
Clubview Drive, Fort Wayne, Indiana 46804.  
(P&A Realty)

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WHEREAS, Petitioner has duly filed its petition dated  
November 2, 1994 to have the following described property  
designated and declared an "Economic Revitalization Area" under  
Section 153.02 of the Municipal Code of the City of Fort Wayne,  
Indiana, of 1993, as amended, and I.C. 6-1.1-12.1, to wit:

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Attached hereto as "Exhibit A" as if a part herein;  
and

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WHEREAS, said project will create 4 full-time and 1 part  
time job for a total additional annual payroll of \$69,600, with  
the average new annual job salary being \$13,920; and

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WHEREAS, the total estimated project cost is \$195,000; and

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WHEREAS, it appears the said petition should be processed to  
final determination in accordance with the provisions of said  
Division 6.

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NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE  
CITY OF FORT WAYNE, INDIANA:

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SECTION 1. That, subject to the requirements of Section 6,  
below, the property hereinabove described is hereby designated  
and declared an "Economic Revitalization Area" under I.C. 6-1.1-  
12.1. Said designation shall begin on the effective date of the  
Confirming Resolution referred to in Section 6 of this Resolution  
and shall continue for one (1) year(s) thereafter. Said  
designation shall terminate at the end of that one (1) year  
period.

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SECTION 2. That, upon adoption of the Resolution:

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(a) Said Resolution shall be filed with the Allen County  
Assessor;

- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a Resolution approving the petition.

**SECTION 3.** That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate.

**SECTION 4.** That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of redevelopment or rehabilitation, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed described redevelopment or rehabilitation.

**SECTION 5.** That, the current year approximate tax rates for taxing units within the City would be:

(a) If the proposed development does not occur, the approximate current year tax rates for this site would be \$9.3184/\$100.

1 (b) If the proposed development does occur and no deduction  
2 is granted, the approximate current year tax rate for  
3 the site would be \$9.3184/\$100 (the change would be  
negligible).

4 (c) If the proposed development occurs and a deduction  
5 percentage of fifty percent (50%) is assumed, the  
6 approximate current year tax rate for the site would be  
7 \$9.3184/\$100 (the change would be negligible).

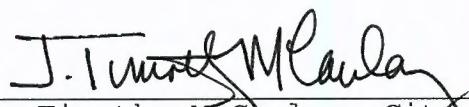
8 **SECTION 6.** That, this Resolution shall be subject to being  
9 confirmed, modified and confirmed, or rescinded after public  
10 hearing and receipt by Common Council of the above described  
11 recommendations and resolution, if applicable.

12 **SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby  
13 determined that the deduction from the assessed value of the real  
14 property shall be for a period of ten (10) years.

15 **SECTION 8.** That, the benefits described in the Petitioner's  
16 Statement of Benefits can be reasonably expected to result from  
17 the project and are sufficient to justify the applicable  
18 deductions.

19 **SECTION 9.** That, this Resolution shall be in full force and  
20 effect from and after its passage and any and all necessary  
21 approval by the Mayor.

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Member of Council

APPROVED AS TO FORM AND LEGALITY

J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission or recommendation) and Public Hearing to be held after due legal notice, at the Common Council Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock M., E.S.T.

DATED: \_\_\_\_\_ SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Petrich, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
OTAL VOTES	6			3
RADBURY	✓			
DMONDS	✓			
iaQUINTA	✓			
ENRY	✓			
ONG				✓
UNSEY				✓
AVINE				✓
CHMIDT	✓			
ALARICO	✓			

DATED: 11-22-94

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. Q-72-94 in the 22nd day of November, 19 94

ATTEST:

(SEAL)

Thomas P. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of November, 19 94, at the hour of 10:30 o'clock A, M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 28th day of November, 19 94, at the hour of 5:10 o'clock P, M., E.S.T.

Paul Helmke  
PAUL HELMKE, MAYOR

Mail Tax Bills To:

P.O. Box 11529  
Ft. Wayne, IN  
46859

Tax Key No. \_\_\_\_\_

# CORPORATE DEED

THIS INDENTURE WITNESSETH, That Engle Ridge Corporation, an Indiana Corporation ("Grantor"), a corporation organized and

existing under the laws of the State of Indiana, CONVEYS AND WARRANTS

~~— RELEASES ALL LIENS, CLAIMS AND CONTROVERSIES~~ to P & A Realty

of Allen County,

in the State of Indiana, in consideration of One Dollar (\$1.00)

and other good and valuable considerations the receipt of which is hereby acknowledged, the

following described real estate in Allen County, in the State of Indiana, to-wit:

Lot Number F in the Secondary Plat of Engle Ridge North, an addition to the City of Fort Wayne according to the plat thereof recorded in Cabinet Record B, page 91, in the Office of the Recorder of Allen County, Indiana.

Subject to all restrictions, limitations and easements of record.

Grantee assumes and agrees to pay the real estate taxes for Spring 1994 due and payable in the Spring 1995; and all real estate taxes and assessments thereafter.

Grantor warrants and states that there are no Indiana Gross Income Taxes due or payable as a result of this conveyance.

The undersigned person(s) executing this deed represent(s) and certify(s) on behalf of the Grantor, that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this October, 19 94

day of October, 19 94  
By Edward J. Moppert  
Edward J. Moppert, Secretary

(PRINTED NAME AND OFFICE)

Engle Ridge Corporation  
(NAME OF CORPORATION)

By Nicholas V. Litchin, President

(PRINTED NAME AND OFFICE)

STATE OF INDIANA SS:  
COUNTY OF Allen

Before me, a Notary Public in and for said County and State, personally appeared Nicholas V.

Litchin and Edward J. Moppert the President  
and Secretary, respectively of Engle Ridge Corporation,  
who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn,  
stated that the representations therein contained are true.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of October, 19 94

My Commission Expires: \_\_\_\_\_ Signature: R. John Wray

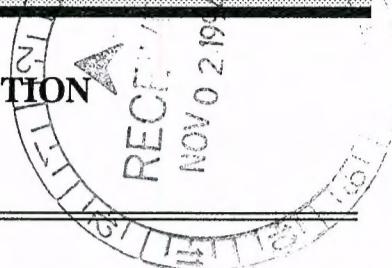
Resident of Allen County Printed \_\_\_\_\_, Notary Public

This instrument prepared by R. John Wray, Attorney at Law.  
Mail to:

FOR STAFF USE ONLY:  
Declaratory Passed 1994  
Confirmatory Passed 1994  
3 FT Jobs Currently  
2 PT Jobs Currently  
\$12,240 Current Average Annual Salary

4 FT Jobs to be Created  
1 PT Jobs to be Created  
\$13,920 Avg Annual Salary of all New Jobs  
3 FT Jobs to be Retained  
2 PT Jobs to be Retained  
\$12,240 Avg Annual Salary of all Retained Jobs

## ECONOMIC REVITALIZATION AREA APPLICATION CITY OF FORT WAYNE, INDIANA



### APPLICATION IS FOR:

Real estate key no.: 9445820013

(Check appropriate box[es] below)

Real Estate Improvements ..... Total cost of improvements: 195,000  
 Personal Property (New Manufacturing Equipment) .... Total cost of improvements: \_\_\_\_\_  
TOTAL OF ABOVE IMPROVEMENTS: 195,000

### GENERAL INFORMATION:

Applicant's name: P & A Realty Telephone: 424-4329

Name of applicant's business: P & A Realty

Address of applicant: 131 W. Columbia St.  
Fort Wayne, IN 46802

Address of property to be designated: 4021 Clubview Dr. Fort Wayne, IN 46804

Name of business to be designated, if applicable: To be occupied by Extendacare Med. Equip. (Lessee)

Contact person:

Name: Fred Bruggeman Telephone: 424-4329

Address: 313 W. Columbia St. Fort Wayne, IN 46802

Yes  No Do you plan to request state or local assistance to finance public improvements?

Yes  No Will the proposed project have any adverse environmental impact?

Describe: There are no manufacturing processes  
or chemicals used.

Describe the product or service to be produced or offered at the project site?

Distribution of Durable Medical Equipment

In order to be considered an Economic Revitalization Area, Indiana Law requires that the area be undesirable of normal development. What evidence can be provided that the property on which the project is located has become undesirable for, or impossible of, normal development and occupancy because of age, lack of development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property or is an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues?

Location is an industrial area where this land has been for sale for years.

## REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: None

Describe the condition of the structure(s) listed above: \_\_\_\_\_

Describe improvements to be made to property to be designated: 6,100 s.f. of office and distribution center

Start and stop dates for project: Start - 11/10/94 Stop - 1/01/95

Current land assessment: \$ 2,730 Current improvements assessment: \$ 000

Current total real estate assessment: \$ 2,730.00

Most recent annual property tax bill on property to be designated: \$ 254.38

What is the anticipated first year tax savings attributable to this designation? \$ Unknown 6056.00

How will you use these tax savings? Reinvested in expansion of business and employment of personnel

## PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from assessed value for installation of new manufacturing equipment.

Describe the new manufacturing equipment to be installed at the project site: \_\_\_\_\_

Equipment purchase start & stop dates: \_\_\_\_\_ Equipment installation start and stop dates: \_\_\_\_\_

Current personal property assessment: \$ \_\_\_\_\_ Most recent annual personal property tax bill: \$ \_\_\_\_\_

What is the anticipated first year tax savings attributable to this designation? \$ \_\_\_\_\_ How will you use these tax savings? \_\_\_\_\_

## PUBLIC BENEFIT INFORMATION

EMPLOYMENT AT FACILITY TO RECEIVE DESIGNATION: (NOTE: Figures below must match Section 3 of Form SB-1, Statement of Benefits (attached))

Current Number: 3 Full-time Annual area payroll of current: \$ 61,200  
2 Part-time Average annual salary of current: \$ 12,240

Number Retained: 3 Full-time Annual area payroll of retained: \$ 61,200  
2 Part-time Average annual salary of retained: \$ 12,240

Number Additional: 4 Full-time Annual area payroll of additional: \$ 69,600  
1 Part-time Average annual salary of additional: \$ 13,920

When do you anticipate reaching the above levels of employment? 1/95

List types of jobs to be created as a result of this project?

Warehousing and distribution

Check the boxes below if the jobs to be created will provide the listed benefits:

- Pension Plan
- Tuition Reimbursement
- Major Medical Plan

- Life Insurance
- Disability Insurance

List any benefits not mentioned above:

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Will your company use any of the following employment and training agencies to recruit/train new employees? If so, please check the appropriate boxes:

- Anthony Wayne Services
- Benito Juarez Center
- Catholic Charities of Fort Wayne
- Community Action of Northeast Indiana, Inc.
- Fort Wayne Rescue Mission
- Fort Wayne Urban League, Inc.
- Fort Wayne Womens Bureau
- Indiana Department of Commerce
- Indiana Department of Public Welfare

- Indiana Dept of Employment & Training Services
- Indiana Institute of Technology
- Indiana Purdue University at Fort Wayne
- Indiana Vocational Rehabilitation Services
- IVY Tech
- JobWorks
- Lutheran Social Services, Inc.
- Wayne Township Trustee

## EXHIBITS

The following exhibits must be attached to the application.

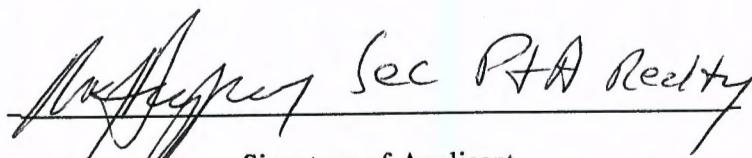
1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.) SEE ENCLOSURE
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

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I hereby certify that the information and representation on this application and attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application.



Signature of Applicant  
P & A Realty by Fred Bruggeman, Secretary

11-2-94

Date

44 12-16

50-021143

# ENGLE RIDGE NORTH PARK

The undersigned, being the owners of record of the real estate described as:

Part of the South Half of the Southeast Quarter of Section 17, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit:

Beginning on the West line of said Southeast Quarter at a point situated 50.0 feet, N 01°-00' W from the Southwest corner thereof, said point of beginning being the point of intersection of said West line with the North right-of-way line of Engle Road as dedicated in Documents #78-2339 and #78-2340 in the Office of the Recorder of Allen County, Indiana; thence S 90°-00' E, on and along said North right-of-way line, and parallel to the South line of said Southeast Quarter, a distance of 815.2 feet; thence N 88°-05'-30" E, continuing along said North right-of-way line, a distance of 150.1 feet to a point situated 35.0 feet North of said South line; thence S 88°-34' E, continuing along said North right-of-way line, a distance of 200.1 feet to a point situated 50.0 feet North of said South line; thence S 90°-00' E, continuing along said North right-of-way line and parallel to said South line, a distance of 700.0 feet; thence S 80°-41' E, continuing along said North right-of-way line, a distance of 92.6 feet to a point situated 35.0 feet North of said South line; thence N 00°-25' W and parallel to the East line of said Southeast Quarter, a distance of 547.0 feet; thence S 90°-00' E and parallel to the South line of said Southeast Quarter, a distance of 180.0 feet; thence N 00°-25' W and parallel to said East line, a distance of 726.0 feet to the North line of said South Half; thence S 89°-10' W, on and along said North line, a distance of 1225.0 feet to a point situated a distance of 924.0 feet, N 89°-10' E from the Northwest corner of said South Half; thence S 44°-55' W, a distance of 1244.9 feet to the West line of said Southeast Quarter at a point situated a distance of 837.0 feet, S 01°-00' E from the Northwest corner of said South Half; thence S 01°-00' E, on and along said West line, a distance of 390.0 feet to the point of beginning, containing 50.033 acres of land, subject to all easements of record.

do hereby subdivide and plat the same into lots, streets and easements as shown on the plat to be known as ENGLE RIDGE NORTH, this 30th day of January, 1979, and do hereby dedicate the streets thus shown to the public use, and do hereby subject and impress all of said lots in said addition with the restrictions, covenants, limitations and easements attached hereto and made a part hereof by reference.

ENGLE RIDGE CORPORATION

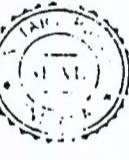
By Nicholas V. Litchin President

By James G. Suppuk, Jr. Secretary

STATE OF INDIANA }  
COUNTY OF ALLEN } SS:

Before me, the undersigned Notary Public in and for said County and State personally appeared ENGLE RIDGE CORPORATION, by Nicholas V. Litchin, its President, and James G. Suppuk, Jr., its Secretary, and acknowledged the execution of the foregoing to be their free and voluntary act and deed for the uses and purposes mentioned therein, this 21st day of January, 1979.

My Commission expires:

March 17, 1981  Richard K. Clegg  
Notary Public

NOTARIED FOR TAYLOR  
SIP 80000  
Allen County

6586  
INSTRUMENT

## CERTIFICATE OF SURVEY

The undersigned Civil Engineer and Land Surveyor, Registered under the Laws of the State of Indiana, has made a survey of the real estate described above and has established the blocks and streets in the foregoing plat in accordance with the true and established boundaries thereof.



## STATEMENT OF BENEFITS

State Form 27167 (R3 / 11-91)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

The records in this series are CONFIDENTIAL according to IC 6-1.1-35-9

FORM  
SB - 1

### INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body BEFORE a person installs the new manufacturing equipment, or BEFORE the redevelopment or rehabilitation of real property to which the person wishes to claim a deduction. A statement of benefits is not required if the area was designated an ERA prior to July 1, 1987 and the "project" was planned and committed to by the applicant, and approved by the designating body, prior to that date. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation or prior to installation of the new manufacturing equipment. BEFORE a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 1 of that year.
4. Property owners whose Statement of Benefits was approved after July 1, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

### SECTION 1

#### TAXPAYER INFORMATION

Name of taxpayer

P & A Realty

Address of taxpayer (street and number, city, state and ZIP code)

131 W. Columbia St.  
Fort Wayne, IN 46802

Name of contact person

Fred Bruggeman

Telephone number

( 219 ) 424-4329

### SECTION 2

#### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

FORT WAYNE COMMUNITY COUNCIL

Resolution number

Location of property

4021 Clubview Dr. Fort Wayne, IN 46804

County

Allen

Taxing district

Wayne

Description of real property improvements and / or new manufacturing equipment to be acquired (use additional sheets if necessary)

6112 Sq Ft Dist Facility

Estimated starting date

11/10/94

Estimated completion date

1/01/95

### SECTION 3

#### ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
5	61,200	5	61,200	5	69,600

### SECTION 4

#### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	0.00	0		
Plus estimated values of proposed project	195,000.	65,000. 00		
Less values of any property being replaced	0.00	0		
Net estimated values upon completion of project	195,000.00	65,000.00		

### SECTION 5

#### OTHER BENEFITS PROMISED BY THE TAXPAYER

TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative	Title	Date signed (month, day, year)

<i>Fred Bruggeman</i>	<i>M. Bruggeman</i>	<i>10-31-94</i>
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**FOR USE OF THE DESIGNATING BODY**

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years \* (see below). The date this designation expires is \_\_\_\_\_.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements;  Yes  No
2. Installation of new manufacturing equipment;  Yes  No
3. Residentially distressed areas  Yes  No

C. The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

D. The amount of deduction applicable to redevelopment or rehabilitation in an area designated after September 1, 1988 is limited to \$ \_\_\_\_\_ cost with an assessed value of \$ \_\_\_\_\_.

E. Other limitations or conditions (specify) \_\_\_\_\_

F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:

5 years       10 years

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	<i>James P. Neary</i>	Telephone number	Date signed (month, day, year)
<i>James P. Neary</i>	<i>(219) 427-1208</i>		
Attested by:	<i>City Clerk</i>	Designated body	
<i>Donald E. Kennedy</i>	<i>Common Council</i>		

\* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5. Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OR REAB PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

Admn. Appr. \_\_\_\_\_

## DIGEST SHEET

Q. 94-11-22

**TITLE OF ORDINANCE** Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE P & A Realty is requesting a tax abatement in  
order for them to construct a 6,100 sq. ft. office and distribution  
center.

EFFECT OF PASSAGE Will allow for the creation of 4 full-time and 1 part-time positions.

EFFECT OF NON-PASSAGE Project will not take place resulting in jobs not being created in the community.

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS)**

ASSIGNED TO COMMITTEE (PRESIDENT) Donald J. Schmidt



# MEMORANDUM

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TO: Common Council Members

FROM: Karen A. Lee  
Economic Development Specialist, Department of Economic Development

DATE: November 22, 1994

SUBJECT: Real Property Tax Abatement Application dated November 2, 1994 for P&A Realty  
Address: 4021 Clubview Drive, Fort Wayne, Indiana 46804

## Background

**Description of Product or Service Provided by Company:** Distribute durable medical equipment.

**Description of Project:** P&A Realty would like to construct a 6,100 sq. ft. office and distribution center.

Average Annual Wage:	\$13,920	Total Project Cost:	\$195,000
Number of Full Time Jobs to be Created:	4	Councilmanic District:	4th
Number of Part Time Jobs to be Created:	1	Existing Zoning of Site:	M-2

## **Project is Located Within a:**

Designated Downtown Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Redevelopment Area:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Urban Enterprise Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Platted Industrial Park:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## Effect of Passage of Tax Abatement

Will allow for the creation of 5 new positions.

## Effect of Non-Passage of Tax Abatement

Project will not take place resulting in jobs not being created in the community.

## Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of one (1) year.
3. The period of deduction should be limited to ten (10) years.

Comments

Signed: Karen A. Lee Title Economic Development Specialist

DIRECTOR: Elizabeth A. New

BILL NO. R-94-11-22

REPORT OF THE COMMITTEE ON  
FINANCE  
CLETUS R. EDMONDS - DONALD J. SCHMIDT - CO-CHAIR  
ARCHIE L. LUNSEY  
DAVID C. LONG

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (RESOLUTION) designating Economic  
Revitalization Area 4021 Clubview Drive, (P&A Realty)

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HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(ORDINANCE) (RESOLUTION)

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DO PASS DO NOT PASS ABSTAIN NO REC

Sandra E. Kennedy  
Don J. Schmidt  
Janet G. Bradbury  
Mark C. Talarico  
Cletus R. Edmonds  
Samuel J. Talarico  
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DATED: 11-22-94

Sandra E. Kennedy  
City Clerk